007.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,000 / 903,000
					USE VALUE:	903,000 / 903,000
					ASSESSED:	903,000 / 903,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAZZIA JOSEPH P
Owner 2:	
Owner 3:	
Street 1:	25 LAKEHILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAZZIA DOMENIC /TRUSTEE -
Owner 2:	COSENZA REALTY TRUST -
Street 1:	25 LAKEHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,481 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2254 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5481.000	430,400	5,100	467,500	903,000
Total Card	0.126	430,400	5,100	467,500	903,000
Total Parcel	0.126	430,400	5,100	467,500	903,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.62 | /Parcel: 400.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,500	5100	5,481.	467,500	903,100	903,100	Year End Roll	12/18/2019
2019	104	FV	334,300	5100	5,481.	496,800	836,200	836,200	Year End Roll	1/3/2019
2018	104	FV	334,000	5100	5,481.	362,300	701,400	701,400	Year End Roll	12/20/2017
2017	104	FV	313,100	5100	5,481.	315,600	633,800	633,800	Year End Roll	1/3/2017
2016	104	FV	313,100	5100	5,481.	268,800	587,000	587,000	Year End	1/4/2016
2015	104	FV	278,800	5100	5,481.	263,000	546,900	546,900	Year End Roll	12/11/2014
2014	104	FV	278,800	5100	5,481.	216,200	500,100	500,100	Year End Roll	12/16/2013
2013	104	FV	290,100	5100	5,481.	205,700	500,900	500,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAZZIA DOMENIC	58356-238		1/25/2012	Family	99	No	No		
PAZZIA DOMENIC	51770-392		10/8/2008	Family	1	No	No		
PAZZIA DOMENIC	51770-390		10/8/2008	Family	1	No	No		
	07159-016		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	163	PATRIOT
2/5/2009	Missed Appt.	294	PATRIOT
4/19/2000	Inspected	276	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5481		Sq. Ft.	Site		0	80.	1.07	1									467,542						467,500	

Total AC/HA: 0.12583 | Total SF/SM: 5481 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 467,542 | Spl Credit | Total: 467,500

User Acct

6512

GIS Ref

GIS Ref

Insp Date

02/15/18

!698!

PRINT

Date	Time
12/10/20	16:26:14

LAST REV

Date	Time
04/19/18	13:20:26

apro

PAT ACCT. 698

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11583853
Const Adj.:	0.98990101
Adj $ / SQ:	187.777
Other Features:	103895
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623785
Depreciation:	193373
Depreciated Total:	430411

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

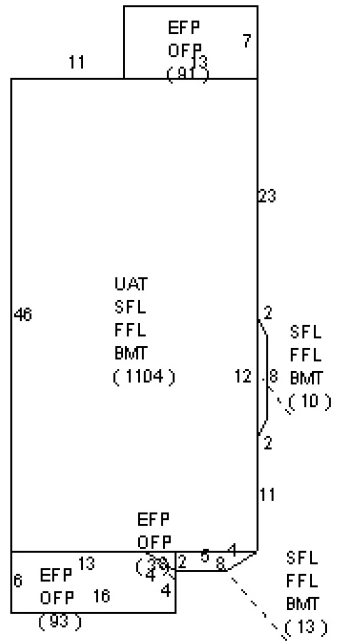
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.78
Special Features:	0	Val/Su Net:	106.77
Final Total:	430400	Val/Su SzAd	190.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,127	56.330	63,487
FFL	First Floor	1,127	187.780	211,625
SFL	Second Floor	1,127	187.780	211,625
UAT	Upper Attic	276	75.110	20,731
EFP	Enclos Porch	187	41.360	7,735
OFP	Open Porch	187	25.070	4,688
	Net Sketched Area:	4,031	Total:	519,891
Size Ad	2254	Gross Are	4859	FinArea 2254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100